

**Fort Monmouth Economic Revitalization Authority
Board Meeting
August 17, 2022
Public Meeting and Teleconference**

MINUTES OF THE MEETING

Members of the Authority and/or Designees present:

- Anthony Talerico, Jr. – Mayor of Eatontown – **V (Serving as Chair of the Meeting)**
- Lillian Burry – Monmouth County Commissioner – **V**
- Stephen Gallo – Public Member – **V**
- Jay Coffey – Mayor of Oceanport – **V**
- Charles Terefenko – Tinton Falls Borough Administrator – **V - Designee**
- Jamera Sirmans – Associate Counsel, Governor’s Authorities Unit – **V – Designee**
- Juan Burgos – Vice President, Real Estate Development, NJEDA – **V - Designee**
- Elizabeth Dragon – Assistant Commissioner Community Investment and Economic Revitalization - **Designee**
- Robert Long – Deputy Commissioner, NJ Department of Community Affairs – **Designee**
- William Riviere – Principal Planner, NJ Department of Transportation – **Designee**
- Wayne Smith – State Veterans Program Coordinator, NJ Department of Labor & Workforce Development – **Designee**

V – Denotes Voting Member

Members of the Authority and/or Designees not present:

Also present:

- Kara Kopach, Executive Director
- FMERA staff:
 - Regina McGrade – Administrative Manager
 - Jennifer Lepore, Accounting Manager
 - Sarah Giberson – Manager of Marketing & Development
 - Upendra Sapkota – Senior Project Office, Planning & Development
 - Kristy Dantes – Director of Facilities & Infrastructure
 - Laura Draushak – Director of Legal Affairs
- Matt Reagan, Deputy Attorney General (DAG)

The meeting was called to order by Mayor Talerico at 5:00p.m. who led the meeting in the Pledge of Allegiance.

Kara Kopach announced that in accordance with the Open Public Meetings Act, notice of the meeting was sent to the Asbury Park Press and the Star Ledger at least 48 hours prior to the meeting, and that the meeting notice has been duly posted on the Secretary of State’s bulletin board at the State House, and the FMERA website.

WELCOME

Mayor Talerico welcomed attendees to the Authority’s meeting. Mayor Talerico stated that a copy of the Board package was posted to the FMERA website to give the public the opportunity to review the information in advance of the meeting.

The first item of business was the approval of the July 20th regular meeting minutes. A motion as made to approve the minutes by Jay Coffey and seconded by Steve Gallo.

Charles Terefenko abstained from voting stating he was not at the July meeting.
Jamera Sirmans abstained from voting stating she was not at the July meeting.

Motion to Approve: JAY COFFEY Second: STEVE GALLO
Ayes: 5

SECRETARY'S REPORT

Kara Kopach, Executive Director thanked all of the stakeholders and the 3 Boroughs for their continued support. Mrs. Kopach thanked the County for their efforts to beautify the redevelopment area. In particular, the County's District 6 ensures that the property is properly landscaped and maintained.

TREASURER'S REPORT

Jennifer Lepore, Accounting Manager, stated that the budget process for 2023 is about to get underway. In the coming weeks, FMERA staff will hold budget sessions and begin drafting the 2023 FMERA Budget. The draft budget will then be presented to the Audit Committee for their review. The 2023 FMERA Budget is scheduled to be brought to the Board for its consideration and approval at the December meeting.

PUBLIC COMMENT REGARDING BOARD AGENDA ITEMS (3 minutes re: Agenda Items)

There was no public comment.

EXECUTIVE DIRECTOR'S REPORT

1. Kristy Dantes, Director of Facilities & Infrastructure gave the following update:

- Construction continues on the new sanitary pump station, east interceptor and force main along Oceanport Avenue. TRWRA awarded a contract to Earle in March and 1,640' feet of force main conduit along Oceanport and Silverside Avenues have been installed. The completed project will initially accept sanitary outfall from the Lodging and Allison Hall parcels, and the 400 Area. The line will also accommodate offsite outfall from Horseneck Point and Riverside Avenue. Plans and specifications are being prepared for the Phase II project which includes the South Interceptor, and the Barker Circle lines. The Phase II project will provide sanitary outfall to all development along Oceanport Way and will also connect Barker Circle and Liberty Walk.
- In Eatontown, T&M continues to design the Avenue of Memories sewer main and pump station to serve the outfall from Parcel B and properties East of the Fort's frontage.
- FMERA staff continues to work with JCP&L to prepare the proposed electrical substation parcel for redevelopment. JCP&L continues to complete their due diligence and hopes to further characterize any remaining environmental issues in the Army carveout. JCP&L's environmental consultant was in the field the week of July 18th for the purpose of completing their Phase 2 environmental investigation. FMERA is currently awaiting receipt of a copy of the Phase 2 report.
- FMERA staff continues to repair and replace aged electrical infrastructure and is in discussions with JCP&L to replace all of the distribution lines on the Main Post to correspond with the new substation activation.
- The developer of the Fabrication Shops performed a Phase 1 environmental assessment of the subject property.
- The MCR team has reviewed the site plans submitted by the New Jersey American Water (NJAW) for the 4-acre water storage tank site located on Pinebrook Road due east of the Howard Commons parcel. NJAW plans to construct a 2-million-gallon water tank to include supporting structures and equipment at the subject parcel.

2. Sarah Giberson, Manager of Marketing & Development gave a Development & Marketing Update.

FMERA continues to make good progress on the Fort's redevelopment, with about 86% of the Fort's 1,126 acres sold, under contract, in negotiations, or entering the request for proposals process. To date, FMERA has sold 33 parcels, and another 4 parcels are under contract or have Board-approved contracts. The remainder of FMERA's projects are in various stages of development, many of which are still in the due diligence, design, and approvals phases. Continuous demolition and construction are underway at the Main Post, with several businesses slated to open prior to year-end. We look forward to the integration of additional businesses and amenities into the Fort community. FMERA has also funded numerous utility projects to serve these new development projects on the Main Post, as reported previously.

The development team is now focusing its efforts on the future development of the Mega Parcel. Proposals were due on June 6, 2022 at 12:00pm. All proposals were publicly opened in the FMERA offices beginning at 12:30pm, in accordance with Section 5.0 of the RFOTP. FMERA received four proposals. Please be advised that no additional information will be provided at this time. Pursuant to FMERA's sales rules, N.J.A.C. 19:31C-2.19, offer documents

are not public until the execution of a contract. FMERA will make no representations relative to the highest scoring proposal until such time as the staff is prepared to recommend the approval of a Purchase and Sale Agreement and Redevelopment Agreement to the FMERA Board. Please be advised that this process may take several months.

We are in the process of collaborating on several community initiatives, targeted for the fall, including another blood drive. Our wayfinding efforts continue, with design and fabrication work underway. We also anticipate replacing some signage on HWY 35 with some updated images and upcoming projects.

Please visit our website, www.fortmonmouthnj.com and follow us on Instagram at @fortmonmouthnj for our latest updates.

COMMITTEE REPORTS

1. AUDIT COMMITTEE

Kara Kopach stated that the Committee did not meet this month.

2. REAL ESTATE COMMITTEE

Kara Kopach stated that the Committee met on August 9th and discussed the following:

- Discussion regarding the Consent to Designation of an Oceanport Area within Fort Monmouth as an Area in Need of Redevelopment. The Borough of Oceanport authorized the Borough Planning Board to conduct a study of an area formerly designated as the Post Office, Parking and Commissary parcels which were determined that the area meets the statutory criteria for such a designation. The Committee reached a consensus and agreed to recommend it to the Board for approval.

Other Items:

- Mega RFOTP
- Howard Commons
- NJCU
- Myer Center Parcel

ENVIRONMENTAL STAFF ADVISORY COMMITTEE (DIANE DOW, CHAIRWOMAN)

Elizabeth Dragon stated that the Committee met on August 8th and discussed the following:

The Authority's Environmental Staff Advisory Committee shall be the exclusive environmental commission for all land use matters and approvals within the Fort Monmouth Project Area, therefore, a public meeting is required for all Mandatory Conceptual Reviews, or MCRs.

The Public portion of the meeting was called to order at 4:35 to discuss the MCR for the New Jersey American Water Tank Parcel in Eatontown.

The following environmental requirements were identified in the MCR:

- a. A Soil Erosion and Sediment Control Plan is required due to the disturbance of more than 5,000 sq. ft. of soil.
- b. The requirement to secure an "Authorization to Discharge 5G3 Construction Activity Stormwater General Permit" is triggered.
- c. NJAW should incorporate Best Management Practices into their project design as it relates to stormwater management.
- d. Stormwater originating from within the project site should be retained within the project site and not directed to Wampum Brook.
- e. Retaining stormwater on the project site will aid in reducing downstream flooding.

The public portion of the meeting was closed at 5:00 PM.

The Committee was provided with the following updates:

- Group 5 FOST
- Status of Abandoned Heating Oil USTs at the Barkers Circle & Thrift Shop Parcels
- Status of Transformer Oil Discharge near Building 976
- Osprey & Bald Eagles
- Riparian (i.e. Tidelands) Grant Applications
- Carve-Out Parcel Updates:
 - Former AAFES Gas Station
 - Former Dry-Cleaning Facility
 - Former Neutralization Pit
 - Landfill Capping Project

The meeting adjourned at 5:40p.m.

3. HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (JAY COFFEY, CHAIRMAN)

Jay Coffey stated that the Committee did not meet this month.

4. HOUSING STAFF ADVISORY COMMITTEE (ROBERT LONG, CHAIRMAN)

Robert Long stated that the Committee did not meet this month.

5. VETERANS STAFF ADVISORY COMMITTEE (LILLIAN BURRY, CHAIRWOMAN)

Lillian Burry stated that the Committee did not meet this month. Ms. Burry stated that State & Local officials toured the Veterans Soldier On project in Tinton Falls and the overall response was very positive.

BOARD ACTIONS

1. Consideration of Approval of Consent to Designation of Oceanport Area within Fort Monmouth within the Borough of Oceanport as an Area in Need of Redevelopment.

Laura Draushak read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

A motion was made by Jay Coffey and was seconded by Lillian Burry.

Kara Kopach conducted a roll call vote.

NAME	YES	NO	ABSTAIN/RECUSE
Anthony Talerico	X		
Lillian Burry	X		
Steve Gallo	X		
Jay Coffey	X		
Charles Terefenko	X		
Jamera Sirmans	X		
Juan Burgos	X		

Motion to Approve: JAY COFFEY Second: LILLIAN BURRY
Ayes: 7

OTHER ITEMS

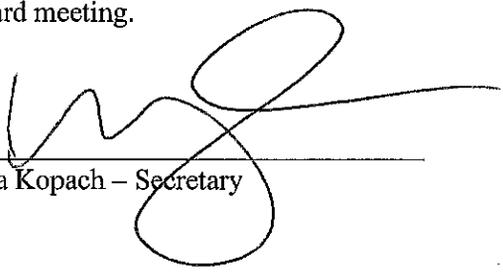
There were no other items before the Board.

PUBLIC COMMENT REGARDING ANY FMERA BUSINESS (5 minutes re: any FMERA business)

There was no public comment.

There being no further business, on a motion by Jamera Sirmans and seconded by Jay Coffey and unanimously approved by all voting members present, the meeting was adjourned at 5:17p.m.

Certification: The foregoing and attachments represent a true and complete summary of the actions taken by the Fort Monmouth Economic Revitalization Authority at its Board meeting.



Kara Kopach – Secretary

**Resolution Regarding
Consent to Designation of Oceanport Area within Fort Monmouth within the Borough of Oceanport as
Area in Need of Redevelopment**

WHEREAS, the N.J. Local Redevelopment and Housing Law (LRHL) offers municipalities tools to encourage redevelopment in areas that meet the statutory criteria of an *area in need of redevelopment*; and on December 16, 2021, the Borough of Oceanport authorized the Borough Planning Board to conduct a study of an Oceanport area of Fort Monmouth to investigate whether all or a portion of certain properties located in the Borough within the former Fort Monmouth, and identified as the “Warehouse” parcel and the “District A” parcel (which includes parcels formerly designated as the “Post Office” parcel, “Parking” parcel and “Commissary” parcel) consisting of Block 110.13, Lot 1 and Block 110.14, Lot 1 (collectively the “Study Area”) meets the statutory criteria for such designation; and

WHEREAS, on June 28, 2022, the Oceanport Planning Board held a public hearing, with notice of the hearing completed pursuant to the LRHL; the Oceanport Planning Board determined that the properties located within the study area meet the criteria set forth in the LRHL; and

WHEREAS, on July 26, 2022, the Borough Council, subject to the consent of FMERA, designated the Property as a non- condemnation area in need of redevelopment by Resolution #2022-158, a copy of which is annexed hereto as an exhibit, and which includes, among other things, copies of the Study and of the Planning Board Resolution; and

WHEREAS, as part of the investigation, the recommendations set forth in the *“Non-condemnation Area in Need of Redevelopment Study District A & Warehouse Parcel within the Former Fort Monmouth Properties in the Borough of Oceanport, New Jersey,”* dated December 2020, as amended by a report entitled *“April 2022 Addendum to Area in Need of Redevelopment Study for District A & Warehouse Parcel within the Former Fort Monmouth Properties in the Borough of Oceanport, New Jersey dated December 2020”* dated April 2022 (collectively the “Study”) prepared by FMERA’s certified planning consultants, Phillips Preiss Grygiel Leheny Hughes LLC (“PPG”) were reviewed; and

WHEREAS, pursuant to FMERA’s Land Use Rules, the Borough Council notified FMERA of the Borough’s action and requested FMERA’s consent to the designation by way of a seven-vote majority of the Board; and

WHEREAS, FMERA staff has reviewed the investigation study, as well as the Resolution of Findings from the Oceanport Planning Board and subsequent resolution from the Borough Council and requests the Board’s approval to consent to the Borough of Oceanport’s request to designate the subject properties as constituting an Area In Need of Redevelopment; and

WHEREAS, the Real Estate Committee reviewed the request and recommends Board approval of consent to the designation.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves approve of consent to the designation by the Borough of Oceanport of an area in the Oceanport Area within Fort Monmouth as an *area in need of redevelopment* in accordance with the N.J. Local Redevelopment and Housing Law (LRHL) and Fort Monmouth Land Use Rules.

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

Attachment

Dated: August 17, 2022

EXHIBIT 1